Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

September 22, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 1 East 60th Street (Upper East Side Historic District) – *Acheson Doyle Partners Architects, P.C.* – A Neo-Italian Renaissance style building designed by Mckin, Mead, and White and constructed in 1892-1894. Application is for a Continued Maintenance Program to facilitate a transfer of development rights from the Metropolitan Club to 655 Madison Avenue.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 17, 2025, the Board approved the following resolution by a vote of 23 in favor, 17 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the Metropolitan Club seeks approval for a Continued Maintenance Program; and

WHEREAS ADP Architects and Fried Frank presented a report for landmark restoration and proposed capital work; and

WHEREAS the Club has made repairs that have kept areas of the buildings in good or serviceable condition; and

WHEREAS façade cleaning and restoration was completed in 2023 but is maintained with ongoing work as required; and

WHEREAS annex wing roof, main club building roof, and main club building are in generally good condition; and

WHEREAS there are areas in the buildings in need of restoration and repair, some of which are set forth herein; and

WHEREAS proposed capital work includes courtyard restoration and exterior lighting; main club library wing rear façade; library wing, club, and annex roofs; and

WHEREAS courtyard work includes restoring cobblestone paving, facade base, entrance, drain, and low windows; and porches include repairing and relacing tiles; and

WHEREAS library wing, rear façade, includes masonry repair for cracking and spalled brick, repointing, and bird mitigation; and

WHEREAS main club building library wing roof includes repairing masonry, replacing spalling brick, and parging; and

WHEREAS the Continuing Maintenance Plan will require the not-for-profit foundation that owns the club to do the work identified in the report and maintain the landmark structure; and

WHEREAS the foundation will have to undertake a survey every ten years for the benefit of the Landmarks Preservation Commission and carry out work identified in the survey; and

WHEREAS the work will include general construction, mechanical, electrical, plumbing, and fire protection; and

WHEREAS the foundation will be required to keep a maintenance fund for the initial work and ongoing survey and landmarks work; and

WHEREAS the Continued Maintenance Program will be funded by the sale of air rights for a super tall tower at 655 Madison Avenue; and

WHEREAS the tower will not be appropriate on Madison Avenue; and

WHEREAS the Club has the obligation to maintain the building with or without a funded Maintenance Program;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED.**

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason *Anthony Cohn and David Helpern*

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District